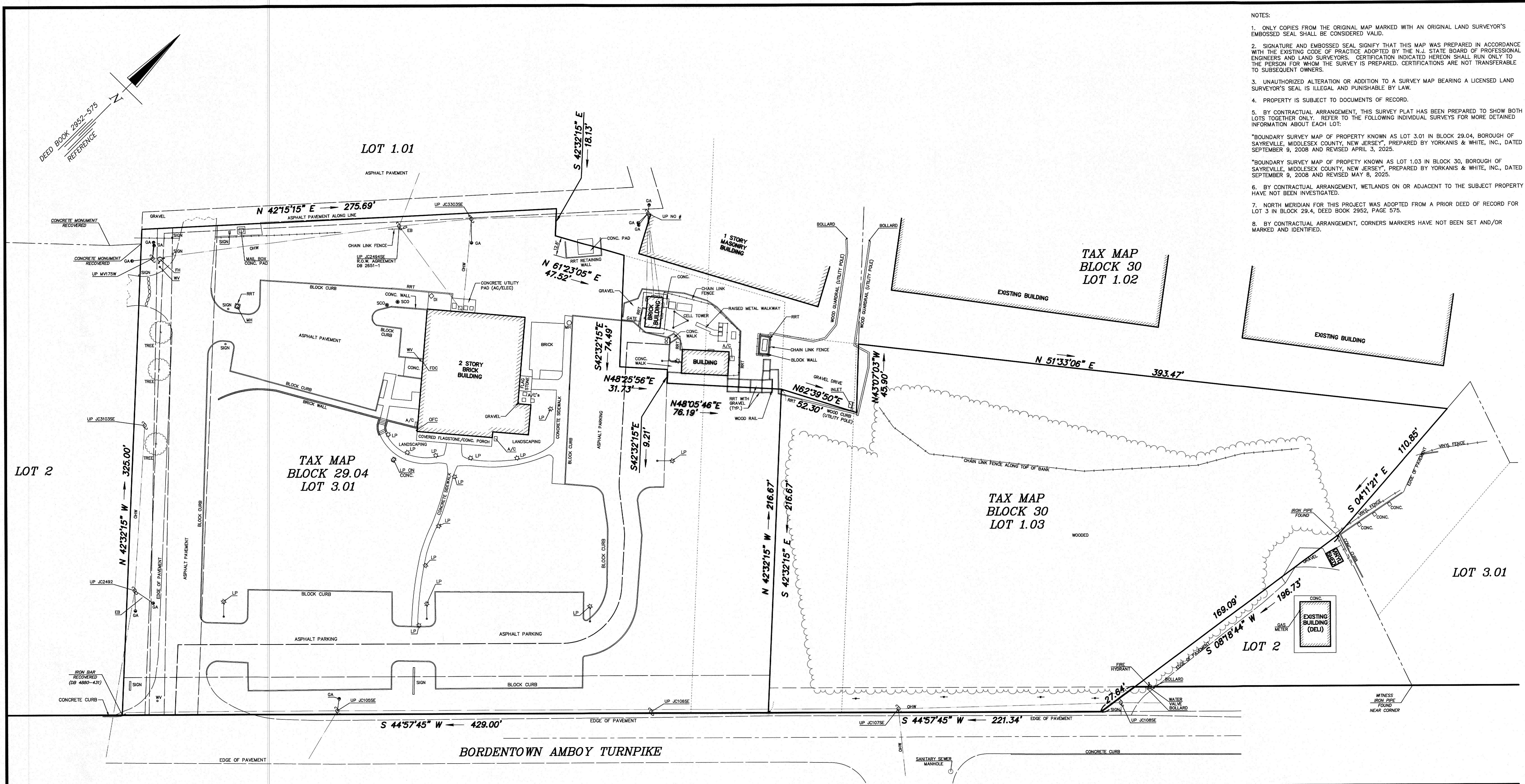
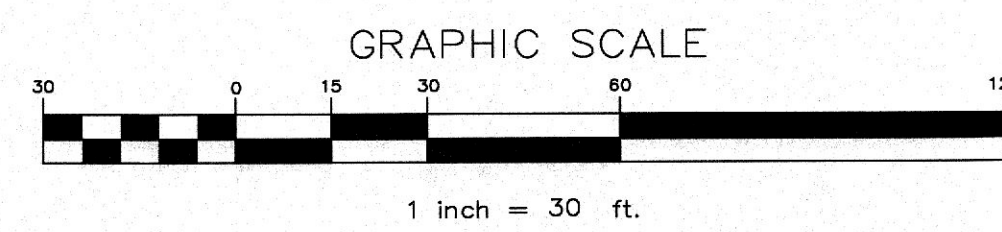




- NOTES:
1. ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.
 2. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
 3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
 4. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
 5. BY CONTRACTUAL ARRANGEMENT, THIS SURVEY PLAT HAS BEEN PREPARED TO SHOW BOTH LOTS TOGETHER ONLY. REFER TO THE FOLLOWING INDIVIDUAL SURVEYS FOR MORE DETAINED INFORMATION ABOUT EACH LOT:
"BOUNDARY SURVEY MAP OF PROPERTY KNOWN AS LOT 3.01 IN BLOCK 29.04, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY YORKANIS & WHITE, INC., DATED SEPTEMBER 9, 2008 AND REVISED APRIL 3, 2025.
"BOUNDARY SURVEY MAP OF PROPERTY KNOWN AS LOT 1.03 IN BLOCK 30, BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY", PREPARED BY YORKANIS & WHITE, INC., DATED SEPTEMBER 9, 2008 AND REVISED MAY 8, 2025.
 6. BY CONTRACTUAL ARRANGEMENT, WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED.
 7. NORTH MERIDIAN FOR THIS PROJECT WAS ADOPTED FROM A PRIOR DEED OF RECORD FOR LOT 3 IN BLOCK 29.4, DEED BOOK 2952, PAGE 575.
 8. BY CONTRACTUAL ARRANGEMENT, CORNERS MARKERS HAVE NOT BEEN SET AND/OR MARKED AND IDENTIFIED.

- LEGEND:
- CATV DENOTES CABLE TV BOX
 - DI DENOTES DRAIN INLET
 - EB DENOTES ELECTRIC BOX
 - EP DENOTES ELECTRIC PANEL
 - FDC DENOTES FIRE DEPARTMENT CONNECTION
 - FH DENOTES FIRE HYDRANT
 - GA DENOTES GUY ANCHOR
 - LP DENOTES LIGHT POLE
 - MB DENOTES MAILBOX
 - MH DENOTES MANHOLE
 - OFC DENOTES OIL FILL CAP
 - OHV DENOTES OVERHEAD WIRES
 - RRT DENOTES RAILROAD TIE
 - SCO DENOTES SANITARY SEWER CLEANOUT
 - TELB DENOTES TELEPHONE BOX
 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE



THIS SURVEY MAP IS CERTIFIED TO:
PARLIN EXECUTIVE CENTER, LLC

SURVEY PLAT OF PROPERTY KNOWN AS
**LOT 3.01 IN BLOCK 29.04
& LOT 1.03 IN BLOCK 30**

**BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY - NEW JERSEY**

YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
23 VILLAGE COURT, HAZLET, N. J. 07730 (732-368-3211)
CERTIFICATE OF AUTHORIZATION NUMBER: 246A27960900

DRAFT
JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR 0543220

SCALE: 1" = 30'
DWG. NO.: 88070WS
DATE: 5/14/25
DATE OF PLAT: MAY 13, 2025
FILE NO.: 88070

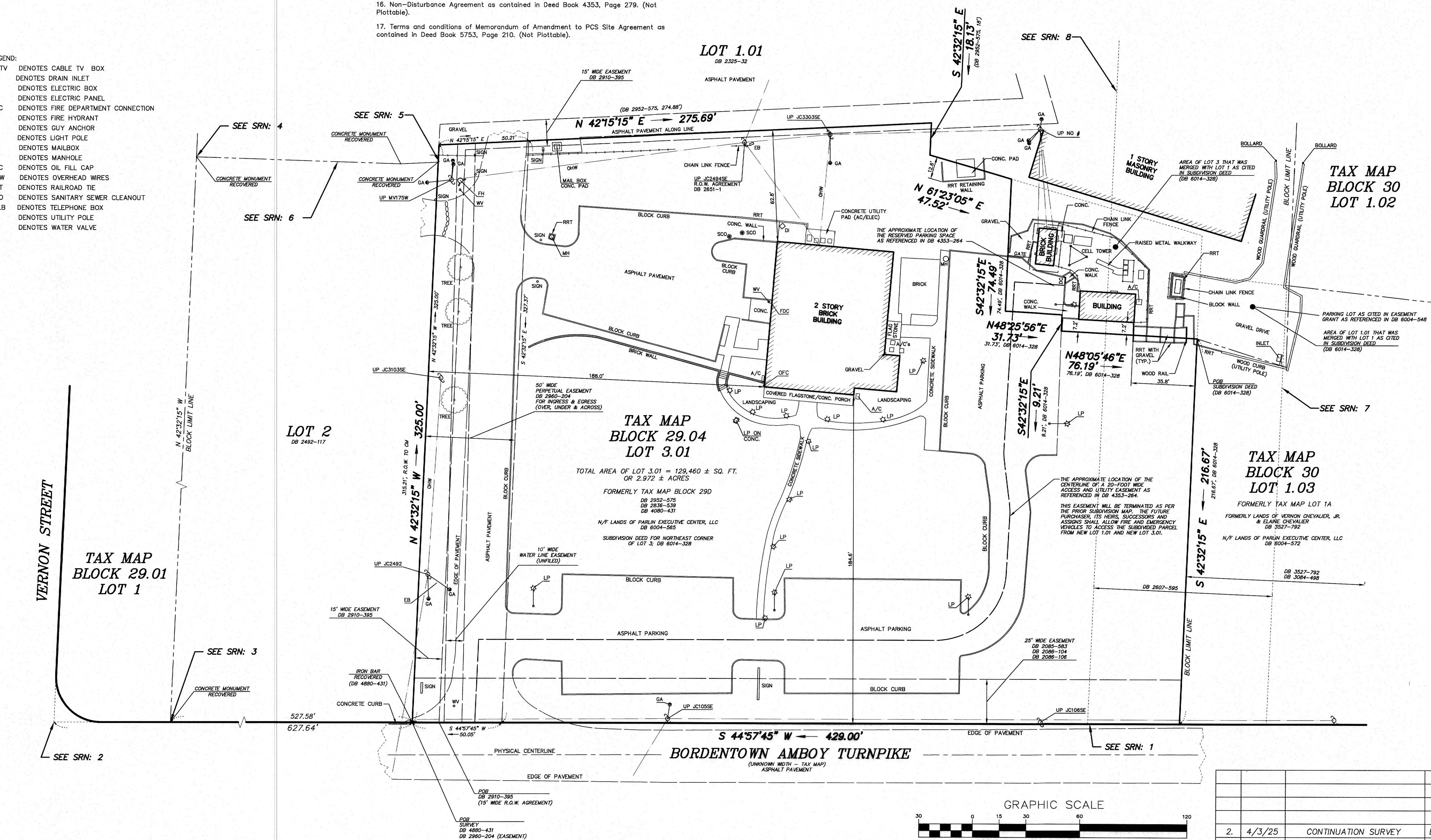
SURVEY RETRACEMENT NOTES:

- SRN 1: The northwesterly line of Bordentown-Amboy Turnpike as retraced from monumentation found along said line.
- SRN 2: The intersection of the northwesterly side of Bordentown-Amboy Turnpike with the northwesterly side of Vernon Street as retraced from a certain deed from Frederick H. Kurtz and Carole K. Kurtz, his wife, to Vernon Chevalier, Jr. and Elaine Chevalier, his wife, dated October 14, 1976 and recorded in the Middlesex County Clerk's Office on October 20, 1976 in Deed Book 2952, Page 575.
- SRN 3: Monument found marking the Point of Beginning for Deed Book 2492, Page 117.
- SRN 4: Monument found marking the terminus of the 5th Course in Deed Book 2492, Page 117.
- SRN 5: Monument found marking the terminus of the Third Course in Deed Book 2492, Page 117.
- SRN 6: The retracement of the most northwesterly line of a certain parcel of land conveyed from Vernon Chevalier and Sophie Chevalier, his wife, to P&J Builders, Inc., dated December 2, 1964 and recorded in the Middlesex County Clerk's Office on March 15, 1965 in Deed Book 2492, Page 117, as now physically monumented.
- SRN 7: The most northeasterly limit of a certain parcel of land conveyed from Mary Mihok, unmarried, to Vernon Chevalier and Sophie Chevalier, his wife, dated December 21, 1967 and recorded in the Middlesex County Clerk's Office on January 12, 1968 in Deed Book 2607, Page 595.
- SRN 8: The Fourteenth Course as set forth in Deed Book 2325, Page 32, as retraced from extrinsic evidence found marking the limits of Lot 2 and noted hereon along with the record called for direction off of the most northwesterly line of Bordentown-Amboy Turnpike.

PROPERTY IS SUBJECT TO THE FOLLOWING:

- Rights of or claims by parties in possession not shown by the public records.
- Easements or claims of easements not shown by the public record.
- Easement as contained in Deed Book 803, Page 495. - Blanket Utility Easement (Not Plottable).
- Easement as contained in Deed Book 1192, Page 251. - Blanket Utility Easement (Not Plottable).
- Easement as contained in Deed Book 2085, Page 583. - 25' Right of Way Agreement along Bordentown Amboy Turnpike. (Plotted).
- Easement as contained in Deed Book 2086, Page 104. - 25' Right of Way Agreement along Bordentown Amboy Turnpike. (Plotted).
- Easement as contained in Deed Book 2086, Page 106. - 25' Right of Way Agreement along Bordentown Amboy Turnpike. (Plotted).
- Easement as contained in Deed Book 2434, Page 303. - Right of Way Agreement to install a pole line (Not Plottable).
- Easement as contained in Deed Book 2656, Page 1. - Right of Way Agreement to install poles. Pole numbers not found (Not Plottable).
- Easement as contained in Deed Book 2710, Page 1195. - Right of Way Agreement to install poles. Pole numbers not found (Not Plottable).
- Easement grant as contained in Deed Book 2960, Page 204. - 50' Wide Perpetual Easement for ingress and egress. (Plotted).
- Right of Way Agreement as contained in Deed Book 3131, Page 309. Right of Way to install poles. Pole numbers not found (Not Plottable).
- Right of Way Agreement as contained in Deed Book 2816, Page 546. Right of Way to install poles. Pole numbers not found (Plotted).
- Memorandum of Lease Agreement as contained in Deed Book 2910, Page 395. 16' by 26' 3" Lease Parcel. (Plotted)
- 20 wide access and utility easement references in Deed Book 4353, Page 264. (Plotted).
- Non-Disturbance Agreement as contained in Deed Book 4353, Page 279. (Not Plottable).
- Terms and conditions of Memorandum of Amendment to PCS Site Agreement as contained in Deed Book 5753, Page 210. (Not Plottable).

- LEGEND:**
- CATV DENOTES CABLE TV BOX
 - DI DENOTES DRAIN INLET
 - EB DENOTES ELECTRIC BOX
 - EP DENOTES ELECTRIC PANEL
 - FDC DENOTES FIRE DEPARTMENT CONNECTION
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 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE



NOTES:

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- SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
- PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
- BY CONTRACTUAL ARRANGEMENT, THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY OR COMMITMENT AND WITHOUT A CERTIFIED TITLE REPORT FOR THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR ALL DEEDS BACK TO THE MOTHER PARCEL. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR RIGHT OF OTHERS. THE SURVEY RETRACEMENT IS BASED ON A RECORD COVER DEED SCENARIO AND THE OBSERVED EVIDENCE.
- THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, HAS NOT BEEN MADE.
- BY CONTRACTUAL ARRANGEMENT, WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED.
- NORTH MERIDIAN FOR THIS PROJECT WAS ADOPTED FROM A PRIOR DEED OF RECORD FOR LOT 3 IN BLOCK 29.4, DEED BOOK 2952, PAGE 575.
- BY CONTRACTUAL ARRANGEMENT, CORNERS MARKERS HAVE NOT BEEN SET AND/OR MARKED AND IDENTIFIED.

PROPERTY KNOWN AND DESIGNATED AS LOT 3 IN BLOCK 29.04 AS SHOWN ON A CERTAIN MAP ENTITLED: "THE OFFICIAL TAX MAP OF THE BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY".

DATA FOR SURVEY WAS OBTAINED FROM FIELD WORK AND THE FOLLOWING:

- D1. DEED: LOT 3 IN BLOCK 29.04
Parlin-East I, L.L.C., a Limited Liability Company, to Parlin East Group, L. L. C., dated May 23, 2007 and recorded in the Middlesex County Clerk's Office on June 5, 2007 in Deed Book 5825, Page 364.
- D2. DEED: PRIOR DEED:
Elaine M. Chevalier to Parlin-East I, L.L.C., dated February 8, 2001 and recorded in the Middlesex County Clerk's Office on February 15, 2001 in Deed Book 4880, Page 431.
- D3. DEED: PRIOR DEED
Frederick H. Kurtz and Carole K. Kurtz, his wife, to Vernon Chevalier, Jr. and Elaine Chevalier, his wife, dated October 14, 1976 and recorded in the Middlesex County Clerk's Office on October 20, 1976 in Deed Book 2952, Page 575.
- D4. DEED: EASEMENT ACROSS LOT 3, BLOCK 29D
Vernon Chevalier and Elaine Chevalier, his wife, to Vernon Chevalier, Sr. and Sophie Chevalier, his wife, dated October 19, 1976 and recorded in the Middlesex County Clerk's Office on December 16, 1976 in Deed Book 2960, Page 204.
- D5. DEED: MOTHER PARCEL
Louis Rehffuss, Widower, and John Rehffuss and Jean Rehffuss, his wife, to Vernon Chevalier and Sophie Chevalier, his wife, dated March 31, 1962 and recorded in the Middlesex County Clerk's Office on April 2, 1962 in Deed Book 2325, Page 32.
- D6. DEED: PRIOR PORTION OF LOT 3
Mary Mihok, unmarried, to Vernon Chevalier and Sophie Chevalier, his wife, dated December 21, 1967 and recorded in the Middlesex County Clerk's Office on January 12, 1968 in Deed Book 2607, Page 595.
- D7. DEED: LOT 1A IN BLOCK 30
Vernon Chevalier, Sr. and Sophie Chevalier, his wife, Vernon Chevalier, Jr. and Deborah Wallentine, to Vernon Chevalier, Jr. and Elaine Chevalier, his wife, dated May 28, 1988 and recorded in the Middlesex County Clerk's Office on June 6, 1988 in Deed Book 3527, Page 792.
- D8. DEED: EASEMENT
Vernon Chevalier, Sr. and Sophie Chevalier, his wife, to Vernon Chevalier, Jr. and Elaine Chevalier, his wife, dated February 17, 1984 and recorded in the Middlesex County Clerk's Office on July 18, 1984 in Deed Book 3365, Page 218.
- D9. DEED: LOT 1B IN BLOCK 30
Jerry Pellegrini and Joan Pellegrini, his wife, to Vernon Chevalier, Sr., Vernon Chevalier, Jr. and Deborah Wallentine, a Partnership trading as C.W. Enterprises, dated March 28, 1979 and recorded in the Middlesex County Clerk's Office on April 16, 1979 in Deed Book 3084, Page 498.
- D10. DEED: LOT 2 IN BLOCK 29D
Vernon Chevalier and Sophie Chevalier, his wife, to P. & J. Builders, Inc., dated December 2, 1964 and recorded in the Middlesex County Clerk's Office on March 15, 1965 in Deed Book 2492, Page 117.
- D11. DEED: LOT 3 IN BLOCK 29.04
Parlin East Group, LLC to Parlin Executive Center, LLC, dated November 13, 2008 and recorded in the Middlesex County Clerk's Office on November 29, 2008 in Deed Book 6004, Page 565.
- M1. MAP ENTITLED:
The Official Tax Map of the Borough of Sayreville, Middlesex County, New Jersey.
- M2. MAP ENTITLED:
"Sketch of Property for P & J Builders, Inc. Situated in Borough of Sayreville, Middlesex County, New Jersey", dated October 18, 1979 by Frederick H. Kurtz, Inc., revised April 19, 1980.
- M3. MAP ENTITLED:
"Proposed Minor Subdivision for Vernon Chevalier Jr. & Elaine Chevalier H/W Situated in Borough of Sayreville in the County of Middlesex, N.J.", dated August 5, 1983 by Frederick H. Kurtz, Inc., revised October 5, 1983.

THIS SURVEY MAP IS CERTIFIED TO:
PARLIN EXECUTIVE CENTER, LLC

BOUNDARY SURVEY MAP OF PROPERTY KNOWN AS
LOT 3.01 IN BLOCK 29.04
BOROUGH OF SAYREVILLE
MIDDLESEX COUNTY - NEW JERSEY

YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
23 VILLAGE COURT, HAZLET, N. J. 07730 (732-888-3211)
CERTIFICATE OF AUTHORIZATION NUMBER: 246A27960900

DRAFT
5/14/25
DATE

JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR GS43220

SCALE: 1" = 30'
DWG. NO.: 88070WS
DRAWN: S.R.
CHKD: J.T.L.
DATE OF SURVEY: 9/9/08
FILE NO: 88070

NO.	DATE	DESCRIPTION	BY
2.	4/3/25	CONTINUATION SURVEY	E.D.S.
1.	11/13/08	SUB-DIVISION DETAIL	DHY